

Prepared By & Return To:  
Bridgforth & Buntin  
P. O. Box 241  
Southaven, MS 38671  
(601) 393-4450

BOOK 293 PAGE 310  
STATE MS.-DE SOTO CO.  
FILED

Nov 28 11 50 AM '95

BK 293 PG 310  
W.E. DAVIS CH. CLK.

WARRANTY DEED By M.T.D.C.

BEN W. SMITH, ET UX

GRANTOR(S)

TO

R & W DEVELOPERS, LLC

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, BEN W. SMITH and wife, GAIL M. SMITH, do hereby sell, convey and warrant unto R & W DEVELOPERS, LLC, A Mississippi Limited Liability Company, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

24.29, more or less, acre tract of land being located in the Southeast Quarter of Section 17, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, and being more particularly described as follows:

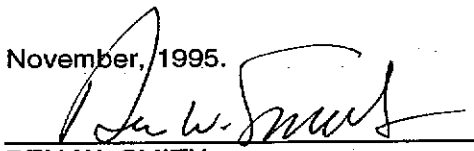
Begin at the intersection of the East line of Section 17 and the North right of way line of Stateline Road, said right of way line being 40 North of and parallel to the centerline of Stateline Road; thence go West along the North right of way line of Stateline Road for a distance of 1580.85 feet to the True Point of Beginning for the herein described tract. Thence continue West along the North right of way line of Stateline Road for a distance of 929.94 feet to a point on said right of way line; thence go North 00 degrees 15 minutes 24 seconds West along the East Boundary line of Benndale Farms, Section "A" for a distance of 1131.88 feet to point on the Tennessee-Mississippi line to a point on said line; thence go South 00 degrees 00 minutes 00 seconds West, 1138.43 feet to a point on the North right of way of Stateline Road, said point also being the Point of Beginning, containing 24.29, more or less, acres of land being subject to all codes, restrictions, easements, and rights of ways of record.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in City of Southaven, DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the current year to be pro-rated upon receipt of tax bill.

Possession is to be given with deed.

WITNESS our signatures this the 20 day of November, 1995.

  
BEN W. SMITH

  
GAIL M. SMITH

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

BOOK 293 PAGE 311

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 20 day of November, 1995 within my jurisdiction, the within named BEN W. SMITH and wife, GAIL M. SMITH, who acknowledged that they executed the above and foregoing instrument.

My Commission expires:  
11-27-95

Grantor Address & Phone:

1777 Ranch Road  
Hernando, MS 38632  
Home: 449-4128 Work: 349-3348

Luane Johnson  
NOTARY PUBLIC

Grantee Address & Phone:

P. O. Box 167  
Southaven, MS 38671  
Business: 393-4250

